

EXHIBIT 11

Beijing Province (District, City) Beijing City (District)
County (City, District) _____ Cadastral Area
_____ Cadastral Sub-area

Real Estate Register

Parcel/Parcel Hai Code: _____

[stamp:] Real Estate
Registration Affairs Center,
Chaoyang District, Beijing
Time YearMonthDayHourMinute
Total Page:
Special Seal for Archives (House 12)

[sta
Registra
Chaoyan
Time Year
Total Page:
Special Seal for

Registration
Authority: _____

Transcript 48

Property Rights and Other Issues Registration Information

Property Unit No.: 110105009001GB00063F00010138

State-owned construction land use right/property ownership

registration on Page 1

Mortgage right registration on Page 2

Easement registration on Page

Advance notice registration on Page

Objection registration on Page

Seizure registration on Page 3

Property Ownership Registration Information (single house, floor, suite, room)				
Property Unit No.: 110105009001GB00063F00010138		Property Location: Room 1101, Unit 10, 10/F, Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District		
Business No.	11545882			
Description				
Property Owner	Beijing Pangu Investment Co., Ltd.			
Certificate Type	Organization Code			
Certificate No.	63377397-8			
House Sharing	Solely owned			
Type of Right Holder	Company			
Registration Type	Initial Registration			
Reason for Registration	Paid acquisition of land use right			
Land Right User	Beijing Pangu Investment Co., Ltd.			
Area of Land for Exclusive Use (m²)	0			
Area of Shared Land (m²)				
Land Use Period	From To			
Property Transaction Price (RMB 10k)				

Planned Use	Apartment			
House Nature				
House Structure	Reinforced-concrete structure			
Floor Located/Total Floor	10/24			
Floor Area (m ²)	655.67			
Proprietary Floor Area (m ²)	534.41			
Shared Floor Area (m ²)	121.26			
Completion Time				
Property Ownership Certificate (POC) No.	X Jing POC ChaonZi No. 1247244			
Registration Time	05-31-2013			
Registrar	Mingyue Fan			
Notes				

Mortgage Right Registration Information				
Property Unit No.: 110105009001GB00063F00010138		Mortgaged Property Type: <input type="checkbox"/> Land <input type="checkbox"/> Land and house <input type="checkbox"/> Woodland and trees <input type="checkbox"/> Land and buildings under construction <input type="checkbox"/> Sea area <input type="checkbox"/> Sea area and structures <input checked="" type="checkbox"/> Others		
Business No.	11775869	12888965		
Description				
Mortgagee	Agricultural Bank of China Limited Beijing Asian Games Village Sub-branch	Agricultural Bank of China Limited Beijing Asian Games Village Sub-branch		
Certificate Type	Business License	Business License		
Certificate No.	110105002548392	110105002548392		
Mortgagor	Beijing Pangu Investment Co., Ltd.	Beijing Pangu Investment Co., Ltd.		
Mortgage Method	General mortgage	General mortgage		
Registration Type	House Mortgage Right Registration	House Mortgage Right Registration		
Reason for Registration	Change of registration of mortgage of construction in progress to mortgage of existing house	Changes in Mortgage Right Contents		
Location of Buildings under Construction	Room 1101, Unit 10, 10/F, Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District			
Mortgage Scope of Buildings under Construction	All			
Amount of Principal Creditor's Rights Guaranteed (Max. Amount of Creditor's Rights) (RMB 10k)	281250.000000 (RMB 10k)	281250.000000 (RMB 10k)		
Debt Performance Period (Determined Period of Creditor's Rights)	From December 15, 2010 To December 14, 2018	From December 15, 2010 To December 14, 2018		

Pg 7 of 38

Facts and Amount of Determined Max. Creditor's Rights				
Property Registration Certificate No.	X JingFangTaZheng ChaoZi No. 412185	X JingFangTaZheng ChaoZi No. 445923		
Registration Time	08-09-2013	01-27-2014		
Registrar	Hong Zhang	Rui Song		
Mortgage Cancellation Business No.	12888965	14704056		
Reason for Mortgage Cancellation		Paid off		
Time of Cancellation	01-27-2014	01-04-2015		
Registrar	Rui Song	Hua Jiang		
Notes				

Seizure Registration Information

Property Unit No.: 110105009001GB00063F00010138

Business No. Description	14923419	16356170	2016111718598	2016120716888
Seizure Authority	Beijing Municipal Public Security Bureau	Beijing No.3 Intermediate People's Court	Beijing No.3 Intermediate People's Court	Dalian Municipal Public Security Bureau
Seizure Type	Judicial seizure	Judicial seizure	Judicial seizure	Judicial seizure
Seizure File				
Seizure File No.	JingGong(Jing) FengTongZi (2015) No. 115	(2015) SanZhongZhiZi No. 820	(2016) Jing 03 Zhi No. 477	DaGong(Jing) FengTongZi (2016) No. DL2242010
Seizure Period	From February 2, 2015 To February 1, 2017	From September 17, 2015 To September 16, 2018	From November 17, 2016 To November 16, 2019	From December 20, 2016 To December 19, 2017
Seizure Scope	196 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 14 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. were seized. Room 501 of Unit 11 and Rooms 501, 201, 202, 203, 204, 206, 207, 208, 213 and 308 of Unit 15 are on the waiting list for seizure (File [text cut off] received)	Houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District (see the property table in the system for house numbers) under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure (File 844 received)	Rooms 01 in Buildings 1, 2 and 4, Compound 27, North 4th Ring Middle Road, Chaoyang District and 163 houses in Building 3, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure (Room 701 of Unit 9, Room 1101 of Unit 12 were seized first) (844)	189 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 54 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure. (Room 1501, Unit 11, Building 3, Compound 27, North 4th Ring Middle Road is not on the waiting list for seizure) Buildings 1, 2 and 4.
Registration Time	02-03-2015	09-18-2015	11-18-2016	12-20-2016
Registrar	Qiyong Liu	Shanshan Wu	Shanshan Wu	Qiyong Liu
Seizure Lifting Business No.	20190227002398	2018091301575		2017121504205

Seizure Lifting Agency				
Seizure Lifting File				
Seizure Lifting File No.	Expired			
Registration Time	02-27-2019	09-14-2018		12-19-2017
Registrar	Shuo Fan	Qiyang Liu		Lin Li
Notes			Property Owner: Beijing Pangu Investment Co., Ltd. Property Ownership Certificate (POC) Numbers: X Jing POC ChaoZi No. 1247244, X Jing POC ChaoZi No. 1122115, X Jing POC ChaoZi No. 1249037, X Jing POC ChaoZi No. 1249029, X Jing POC ChaoZi No. 1288089	

Seizure Registration Information

Property Unit No.: 110105009001GB00063F00010138

Business No. Description	2017121504205	2018091301575	2018110702183	2018121302104
Seizure Authority	Dalian Municipal Public Security Bureau	Beijing No.3 Intermediate People's Court	People's Court of Pinggu District, Beijing	Dalian Municipal Public Security Bureau
Seizure Type	Extension of Judicial Seizure	Extension of Judicial Seizure	Judicial seizure	Extension of Judicial Seizure
Seizure File				
Seizure File No.	DaGong(Jing) FengTong [2017] No. DL2242039, continued DaGong(Jing) FengTong [2016] No. DL2242012	(2015) SanZhongZhiZi No. 820	(2018) Jing 0117 Zhi No. 4095	DaGong(Jing) FengTong [2018] No. ZY2242047, continued DaGong(Jing) FengTong [2017] No. DL2242042
Seizure Period	From December 15, 2017 To December 14, 2018	From September 13, 2018 To September 12, 2021	From November 7, 2018 To November 6, 2021	From December 13, 2018 To December 12, 2019
Seizure Scope	189 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 54 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. will continue to be on the waiting list for seizure. (Room 1501, Unit 11, Building 3, Compound 27, North 4th Ring Middle Road is not on the waiting list for seizure) Buildings 1, 2 and 4.	Houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District (see the property table in the system for house numbers) under the name of Beijing Pangu Investment Co., Ltd. will continue to be on the waiting list for seizure (File 844 received)	Rooms 01 on the -3rd to 19th floors of Building 1, Compound 27, North 4th Ring Middle Road, Chaoyang District; Rooms 01 on the 1st to 5th floors of Building 2; 189 houses, including Room 2101, of Unit 15, 18th Floor, Building 3; Rooms 01 on the 1st-5th floors of Building 4; and 54 houses, including Room 101 on the 1st Floor of Building 5 (246 houses in total, see the schedule for details) under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure	189 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 54 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. will continue to be on the waiting list for seizure. (Room 1501, Unit 11, Building 3, Compound 27, North 4th Ring Middle Road is not on the waiting list for seizure) Buildings 1, 2 and 4.
Registration Time	12-19-2017	09-14-2018	11-07-2018	12-13-2018
Registrar	Lin Li	Qiyang Liu	Shuo Fan	Shuo Fan
Seizure Lifting Business No.	2018121302104			20190227003347

Seizure Lifting Agency				
Seizure Lifting File				
Seizure Lifting File No.	DaGong(Jing) FengTongZi (2016) No. DL2242010	(2015) SanZhongZhiZi No. 820		
Registration Time	12-13-2018			02-27-2019
Registrar	Shuo Fan			Shuo Fan
Notes	Property Owner: Beijing Pangu Investment Co., Ltd. Property Ownership Certificate (POC) No.: X Jing POC ChaoZi No. 1247244		Property Owner: Beijing Pangu Investment Co., Ltd. Property Ownership Certificate Numbers.: X Jing POC ChaoZi No. 1122115, X Jing POC ChaoZi No. 1288089, X Jing POC ChaoZi No. 1249037, X Jing POC ChaoZi No. 1249029, X Jing POC ChaoZi No. 1247244	

Seizure Registration Information

Property Unit No.: 110105009001GB00063F00010138

Business No. Description	20190202002045	20190227003347		
Seizure Authority	People's Court of Pinggu District, Beijing	Intermediate People's Court of Dalian, Liaoning Province		
Seizure Type	Registration of Judicial Seizure Creation	Extension of Judicial Seizure		
Seizure File				
Seizure File No.	(2019) Jing 0117 Zhi No. 104, 107 and 110	(2018) Liao 02 Zhi No. 1438		
Seizure Period	From February 2, 2019 To February 1, 2022	From February 27, 2019 To February 26, 2022		
Seizure Scope	245 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure (see the physical objects for details)	189 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 54 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. will continue to be on the waiting list for seizure. Buildings 1, 2 and 4, Compound 27, North 4th Ring Middle Road, Chaoyang District		
Registration Time	02-02-2019	02-27-2019		
Registrar	Qiyang Liu	Shuo Fan		
Seizure Lifting Business No.				
Seizure Lifting Agency				

Seizure Lifting File				
Seizure Lifting File No.				
Registration Time				
Registrar				
Notes		Room 2101 of Unit 6, Rooms 801, 901, 1001, and 1101 of Unit 7, Room 1001 of Unit 8 and Room 2001 of Unit 9 in Building 3; Rooms 106, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 307 and 308 of Building 3; and Basement 05 of Building 3 were seized first, and the remaining [rooms] are on the waiting list for seizure. The seizure was conducted by the Intermediate People's Court of Dalian, Liaoning Province following Dalian Municipal Public Security Bureau		

[stamp:] [text cut off]

Beijing Province (District, City) Beijing City (District)
County (City, District) _____ Cadastral Area
_____ Cadastral Sub-area

Real Estate Register

[stamp:] Real Estate Registration Affairs Center, Chaoyang District, Beijing				
Time	Year	Month	Day	HourMinute
Total Page:				
Special Seal for Archives (House 12)				

Parcel/Parcel Hai Code _____

[stamp:] Real Estate Registration Affairs Center, Chaoyang District, Beijing				
Time	Year	Month	Day	HourMinute
Total Page:				
Special Seal for Archives (House 12)				

Registration
Authority: _____

Transcript 69

Property Rights and Other Issues Registration Information

Property Unit No.: 110105009001GB00063F00010194

State-owned construction land use right/property ownership

registration on Page 1

Mortgage right registration on Page 2

Easement registration on Page

Advance notice registration on Page

Objection registration on Page

Seizure registration on Page 3

Property Ownership Registration Information (single house, floor, suite, room)				
Property Unit No.: 110105009001GB00063F00010194		Property Location: Room 1701, Unit 6, 14/F, Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District		
Business No.	11545882			
Description				
Property Owner	Beijing Pangu Investment Co., Ltd.			
Certificate Type	Organization Code			
Certificate No.	63377397-8			
House Sharing	Solely owned			
Type of Right Holder	Company			
Registration Type	Initial Registration			
Reason for Registration	Paid acquisition of land use right			
Land Right User	Beijing Pangu Investment Co., Ltd.			
Area of Land for Exclusive Use (m²)	0			
Area of Shared Land (m²)				
Land Use Period	From To			
Property Transaction Price (RMB 10k)				

Planned Use	Apartment			
House Nature				
House Structure	Reinforced-concrete structure			
Floor Located/Total Floor	14/24			
Floor Area (m ²)	668.68			
Proprietary Floor Area (m ²)	545.02			
Shared Floor Area (m ²)	123.66			
Completion Time				
Property Ownership Certificate (POC) No.	X Jing POC ChaonZi No. 1247244			
Registration Time	05-31-2013			
Registrar	Mingyue Fan			
Notes				

[stamp:] [text cut off]

Mortgage Right Registration Information				
Property Unit No.: 110105009001GB00063F00010194		Mortgaged Property Type: <input type="checkbox"/> Land <input type="checkbox"/> Land and house <input type="checkbox"/> Woodland and trees <input type="checkbox"/> Land and buildings under construction <input type="checkbox"/> Sea area <input type="checkbox"/> Sea area and structures <input checked="" type="checkbox"/> Others		
Business No.	11775869	12888965		
Description				
Mortgagee	Agricultural Bank of China Limited Beijing Asian Games Village Sub-branch	Agricultural Bank of China Limited Beijing Asian Games Village Sub-branch		
Certificate Type	Business License	Business License		
Certificate No.	110105002548392	110105002548392		
Mortgagor	Beijing Pangu Investment Co., Ltd.	Beijing Pangu Investment Co., Ltd.		
Mortgage Method	General mortgage	General mortgage		
Registration Type	House Mortgage Right Registration	House Mortgage Right Registration		
Reason for Registration	Change of registration of mortgage of construction in progress to mortgage of existing house	Changes in Mortgage Right Contents		
Location of Buildings under Construction	Room 1701, Unit 6, 14/F, Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District			
Mortgage Scope of Buildings under Construction	All			
Amount of Principal Creditor's Rights Guaranteed (Max. Amount of Creditor's Rights) (RMB 10k)	281250.000000 (RMB 10k)	281250.000000 (RMB 10k)		
Debt Performance Period (Determined Period of Creditor's Rights)	From December 15, 2010 To December 14, 2018	From December 15, 2010 To December 14, 2018		

Facts and Amount of Determined Max. Creditor's Rights				
Property Registration Certificate No.	X JingFangTaZheng ChaoZi No. 412185	X JingFangTaZheng ChaoZi No. 445923		
Registration Time	08-09-2013	01-27-2014		
Registrar	Hong Zhang	Rui Song		
Mortgage Cancellation Business No.	12888965	14704056		
Reason for Mortgage Cancellation		Paid off		
Time of Cancellation	01-27-2014	01-04-2015		
Registrar	Rui Song	Hua Jiang		
Notes				

Seizure Registration Information

Property Unit No.: 110105009001GB00063F00010194

Business No. Description	14923419	16356170	2016111718598	2016120716888
Seizure Authority	Beijing Municipal Public Security Bureau	Beijing No.3 Intermediate People's Court	Beijing No.3 Intermediate People's Court	Dalian Municipal Public Security Bureau
Seizure Type	Judicial seizure	Judicial seizure	Judicial seizure	Judicial seizure
Seizure File				
Seizure File No.	JingGong(Jing) FengTongZi (2015) No. 115	(2015) SanZhongZhiZi No. 820	(2016) Jing 03 Zhi No. 477	DaGong(Jing) FengTongZi (2016) No. DL2242010
Seizure Period	From February 2, 2015 To February 1, 2017	From September 17, 2015 To September 16, 2018	From November 17, 2016 To November 16, 2019	From December 20, 2016 To December 19, 2017
Seizure Scope	196 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 14 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. were seized. Room 501 of Unit 11 and Rooms 501, 201, 202, 203, 204, 206, 207, 208, 213 and 308 of Unit 15 are on the waiting list for seizure (File [text cut off] received)	Houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District (see the property table in the system for house numbers) under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure (File 844 received)	Rooms 01 in Buildings 1, 2 and 4, Compound 27, North 4th Ring Middle Road, Chaoyang District and 163 houses in Building 3, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure (Room 701 of Unit 9, Room 1101 of Unit 12 were seized first) (844)	189 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 54 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure. (Room 1501, Unit 11, Building 3, Compound 27, North 4th Ring Middle Road is not on the waiting list for seizure) Buildings 1, 2 and 4.
Registration Time	02-03-2015	09-18-2015	11-18-2016	12-20-2016
Registrar	Qiyong Liu	Shanshan Wu	Shanshan Wu	Qiyong Liu
Seizure Lifting Business No.	20190227002398	2018091301575		2017121504205

Seizure Lifting Agency				
Seizure Lifting File				
Seizure Lifting File No.	Expired			
Registration Time	02-27-2019	09-14-2018		12-19-2017
Registrar	Shuo Fan	Qiyong Liu		Lin Li
Notes			Property Owner: Beijing Pangu Investment Co., Ltd. Property Ownership Certificate (POC) Numbers: X Jing POC ChaoZi No. 1247244, X Jing POC ChaoZi No. 1122115, X Jing POC ChaoZi No. 1249037, X Jing POC ChaoZi No. 1249029, X Jing POC ChaoZi No. 1288089	

Seizure Registration Information

Property Unit No.: 110105009001GB00063F00010194

Business No. Description	2017121504205	2018091301575	2018110702183	2018121302104
Seizure Authority	Dalian Municipal Public Security Bureau	Beijing No.3 Intermediate People's Court	People's Court of Pinggu District, Beijing	Dalian Municipal Public Security Bureau
Seizure Type	Extension of Judicial Seizure	Extension of Judicial Seizure	Judicial seizure	Extension of Judicial Seizure
Seizure File				
Seizure File No.	DaGong(Jing) FengTong [2017] No. DL2242039, continued DaGong(Jing) FengTong [2016] No. DL2242012	(2015) SanZhongZhiZi No. 820	(2018) Jing 0117 Zhi No. 4095	DaGong(Jing) FengTong [2018] No. ZY2242047, continued DaGong(Jing) FengTong [2017] No. DL2242042
Seizure Period	From December 15, 2017 To December 14, 2018	From September 13, 2018 To September 12, 2021	From November 7, 2018 To November 6, 2021	From December 13, 2018 To December 12, 2019
Seizure Scope	189 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 54 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. will continue to be on the waiting list for seizure. (Room 1501, Unit 11, Building 3, Compound 27, North 4th Ring Middle Road is not on the waiting list for seizure) Buildings 1, 2 and 4.	Houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District (see the property table in the system for house numbers) under the name of Beijing Pangu Investment Co., Ltd. will continue to be on the waiting list for seizure (File 844 received)	Rooms 01 on the -3rd to 19th floors of Building 1, Compound 27, North 4th Ring Middle Road, Chaoyang District; Rooms 01 on the 1st to 5th floors of Building 2; 189 houses, including Room 2101, of Unit 15, 18th Floor, Building 3; Rooms 01 on the 1st-5th floors of Building 4; and 54 houses, including Room 101 on the 1st Floor of Building 5 (246 houses in total, see the schedule for details) under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure	189 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 54 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. will continue to be on the waiting list for seizure. (Room 1501, Unit 11, Building 3, Compound 27, North 4th Ring Middle Road is not on the waiting list for seizure) Buildings 1, 2 and 4.
Registration Time	12-19-2017	09-14-2018	11-07-2018	12-13-2018
Registrar	Lin Li	Qiyong Liu	Shuo Fan	Shuo Fan
Seizure Lifting Business No.	2018121302104			20190227003347

Seizure Lifting Agency				
Seizure Lifting File				
Seizure Lifting File No.	DaGong(Jing) FengTongZi (2016) No. DL2242010	(2015) SanZhongZhiZi No. 820		
Registration Time	12-13-2018			02-27-2019
Registrar	Shuo Fan			Shuo Fan
Notes	Property Owner: Beijing Pangu Investment Co., Ltd. Property Ownership Certificate (POC) No.: X Jing POC ChaoZi No. 1247244		Property Owner: Beijing Pangu Investment Co., Ltd. Property Ownership Certificate Numbers.: X Jing POC ChaoZi No. 1122115, X Jing POC ChaoZi No. 1288089, X Jing POC ChaoZi No. 1249037, X Jing POC ChaoZi No. 1249029, X Jing POC ChaoZi No. 1247244	

Seizure Registration Information

Property Unit No.: 110105009001GB00063F00010194

Business No. Description	20190202002045	20190227003347		
Seizure Authority	People's Court of Pinggu District, Beijing	Intermediate People's Court of Dalian, Liaoning Province		
Seizure Type	Registration of Judicial Seizure Creation	Extension of Judicial Seizure		
Seizure File				
Seizure File No.	(2019) Jing 0117 Zhi No. 104, 107 and 110	(2018) Liao 02 Zhi No. 1438		
Seizure Period	From February 2, 2019 To February 1, 2022	From February 27, 2019 To February 26, 2022		
Seizure Scope	245 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure (see the physical objects for details)	189 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 54 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. will continue to be on the waiting list for seizure. Buildings 1, 2 and 4, Compound 27, North 4th Ring Middle Road, Chaoyang District		
Registration Time	02-02-2019	02-27-2019		
Registrar	Qiyang Liu	Shuo Fan		
Seizure Lifting Business No.				
Seizure Lifting Agency				

Seizure Lifting File				
Seizure Lifting File No.				
Registration Time				
Registrar				
Notes		Room 2101 of Unit 6, Rooms 801, 901, 1001, and 1101 of Unit 7, Room 1001 of Unit 8 and Room 2001 of Unit 9 in Building 3; Rooms 106, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 307 and 308 of Building 3; and Basement 05 of Building 3 were seized first, and the remaining [rooms] are on the waiting list for seizure. The seizure was conducted by the Intermediate People's Court of Dalian, Liaoning Province following Dalian Municipal Public Security Bureau		

[stamp:] [text cut off]

Beijing Province (District, City) Beijing City (District)
County (City, District) _____ Cadastral Area
_____ Cadastral Sub-area

Real Estate Register

Parcel/Parcel Hai Code:

[stamp:] Real Estate Registration Affairs Center, Chaoyang District, Beijing			
Time	Year	Month	Day
Total Page:			
Special Seal for Archives (House 12)			

[stamp:] Registration Chaoyang District			
Time	Year	Month	Day
Total Page:			
Special Seal for Archives			

Registration Authority: _____

Transcript 70

Property Rights and Other Issues Registration Information

Property Unit No.: 110105009001GB00063F00010196

State-owned construction land use right/property ownership

registration on Page 1

Mortgage right registration on Page 2

Easement registration on Page

Advance notice registration on Page

Objection registration on Page

Seizure registration on Page 3

Property Ownership Registration Information (single house, floor, suite, room)

Property Unit No.: 110105009001GB00063F00010196

Property Location: Room 1701, Unit 8, 14/F, Building 3,
Compound 27, North 4th Ring Middle Road, Chaoyang District

Business No. Description	11545882			
Property Owner	Beijing Pangu Investment Co., Ltd.			
Certificate Type	Organization Code			
Certificate No.	63377397-8			
House Sharing	Solely owned			
Type of Right Holder	Company			
Registration Type	Initial Registration			
Reason for Registration	Paid acquisition of land use right			
Land Right User	Beijing Pangu Investment Co., Ltd.			
Area of Land for Exclusive Use (m ²)	0			
Area of Shared Land (m ²)				
Land Use Period	From To			
Property Transaction Price (RMB 10k)				

Planned Use	Apartment			
House Nature				
House Structure	Reinforced-concrete structure			
Floor Located/Total Floor	14/24			
Floor Area (m ²)	651.42			
Proprietary Floor Area (m ²)	530.95			
Shared Floor Area (m ²)	120.47			
Completion Time				
Property Ownership Certificate (POC) No.	X Jing POC ChaonZi No. 1247244			
Registration Time	05-31-2013			
Registrar	Mingyue Fan			
Notes				

Mortgage Right Registration Information

Property Unit No.: 110105009001GB00063F00010196

Mortgaged Property Type: ☐ Land ☐ Land and house ☐ Woodland and trees
☐ Land and buildings under construction ☐ Sea area ☐ Sea area and structures ☒ Others

Business No.	11775869	12888965		
Description				
Mortgagee	Agricultural Bank of China Limited Beijing Asian Games Village Sub-branch	Agricultural Bank of China Limited Beijing Asian Games Village Sub-branch		
Certificate Type	Business License	Business License		
Certificate No.	110105002548392	110105002548392		
Mortgagor	Beijing Pangu Investment Co., Ltd.	Beijing Pangu Investment Co., Ltd.		
Mortgage Method	General mortgage	General mortgage		
Registration Type	House Mortgage Right Registration	House Mortgage Right Registration		
Reason for Registration	Change of registration of mortgage of construction in progress to mortgage of existing house	Changes in Mortgage Right Contents		
Location of Buildings under Construction	Room 1701, Unit 8, 14/F, Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District			
Mortgage Scope of Buildings under Construction	All			
Amount of Principal Creditor's Rights Guaranteed (Max. Amount of Creditor's Rights) (RMB 10k)	281250.000000 (RMB 10k)	281250.000000 (RMB 10k)		
Debt Performance Period (Determined Period of Creditor's Rights)	From December 15, 2010 To December 14, 2018	From December 15, 2010 To December 14, 2018		

Facts and Amount of Determined Max. Creditor's Rights				
Property Registration Certificate No.	X JingFangTaZheng ChaoZi No. 412185	X JingFangTaZheng ChaoZi No. 445923		
Registration Time	08-09-2013	01-27-2014		
Registrar	Hong Zhang	Rui Song		
Mortgage Cancellation Business No.	12888965	14704056		
Reason for Mortgage Cancellation		Paid off		
Time of Cancellation	01-27-2014	01-04-2015		
Registrar	Rui Song	Hua Jiang		
Notes				

Seizure Registration Information

Property Unit No.: 110105009001GB00063F00010196

Business No. Description	14923419	16356170	2016111718598	2016120716888
Seizure Authority	Beijing Municipal Public Security Bureau	Beijing No.3 Intermediate People's Court	Beijing No.3 Intermediate People's Court	Dalian Municipal Public Security Bureau
Seizure Type	Judicial seizure	Judicial seizure	Judicial seizure	Judicial seizure
Seizure File				
Seizure File No.	JingGong(Jing) FengTongZi (2015) No. 115	(2015) SanZhongZhiZi No. 820	(2016) Jing 03 Zhi No. 477	DaGong(Jing) FengTongZi (2016) No. DL2242010
Seizure Period	From February 2, 2015 To February 1, 2017	From September 17, 2015 To September 16, 2018	From November 17, 2016 To November 16, 2019	From December 20, 2016 To December 19, 2017
Seizure Scope	196 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 14 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. were seized. Room 501 of Unit 11 and Rooms 501, 201, 202, 203, 204, 206, 207, 208, 213 and 308 of Unit 15 are on the waiting list for seizure (File [text cut off] received)	Houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District (see the property table in the system for house numbers) under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure (File 844 received)	Rooms 01 in Buildings 1, 2 and 4, Compound 27, North 4th Ring Middle Road, Chaoyang District and 163 houses in Building 3, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure (Room 701 of Unit 9, Room 1101 of Unit 12 were seized first) (844)	189 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 54 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure. (Room 1501, Unit 11, Building 3, Compound 27, North 4th Ring Middle Road is not on the waiting list for seizure) Buildings 1, 2 and 4.
Registration Time	02-03-2015	09-18-2015	11-18-2016	12-20-2016
Registrar	Qiyong Liu	Shanshan Wu	Shanshan Wu	Qiyong Liu
Seizure Lifting Business No.	20190227002398	2018091301575		2017121504205

Seizure Lifting Agency				
Seizure Lifting File				
Seizure Lifting File No.	Expired			
Registration Time	02-27-2019	09-14-2018		12-19-2017
Registrar	Shuo Fan	Qiyang Liu		Lin Li
Notes			Property Owner: Beijing Pangu Investment Co., Ltd. Property Ownership Certificate (POC) Numbers: X Jing POC ChaoZi No. 1247244, X Jing POC ChaoZi No. 1122115, X Jing POC ChaoZi No. 1249037, X Jing POC ChaoZi No. 1249029, X Jing POC ChaoZi No. 1288089	

Seizure Registration Information

Property Unit No.: 110105009001GB00063F00010196

Business No. Description	2017121504205	2018091301575	2018110702183	2018121302104
Seizure Authority	Dalian Municipal Public Security Bureau	Beijing No.3 Intermediate People's Court	People's Court of Pinggu District, Beijing	Dalian Municipal Public Security Bureau
Seizure Type	Extension of Judicial Seizure	Extension of Judicial Seizure	Judicial seizure	Extension of Judicial Seizure
Seizure File				
Seizure File No.	DaGong(Jing) FengTong [2017] No. DL2242039, continued DaGong(Jing) FengTong [2016] No. DL2242012	(2015) SanZhongZhiZi No. 820	(2018) Jing 0117 Zhi No. 4095	DaGong(Jing) FengTong [2018] No. ZY2242047, continued DaGong(Jing) FengTong [2017] No. DL2242042
Seizure Period	From December 15, 2017 To December 14, 2018	From September 13, 2018 To September 12, 2021	From November 7, 2018 To November 6, 2021	From December 13, 2018 To December 12, 2019
Seizure Scope	189 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 54 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. will continue to be on the waiting list for seizure. (Room 1501, Unit 11, Building 3, Compound 27, North 4th Ring Middle Road is not on the waiting list for seizure) Buildings 1, 2 and 4.	Houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District (see the property table in the system for house numbers) under the name of Beijing Pangu Investment Co., Ltd. will continue to be on the waiting list for seizure (File 844 received)	Rooms 01 on the -3rd to 19th floors of Building 1, Compound 27, North 4th Ring Middle Road, Chaoyang District; Rooms 01 on the 1st to 5th floors of Building 2; 189 houses, including Room 2101, of Unit 15, 18th Floor, Building 3; Rooms 01 on the 1st-5th floors of Building 4; and 54 houses, including Room 101 on the 1st Floor of Building 5 (246 houses in total, see the schedule for details) under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure	189 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 54 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. will continue to be on the waiting list for seizure. (Room 1501, Unit 11, Building 3, Compound 27, North 4th Ring Middle Road is not on the waiting list for seizure) Buildings 1, 2 and 4.
Registration Time	12-19-2017	09-14-2018	11-07-2018	12-13-2018
Registrar	Lin Li	Qiying Liu	Shuo Fan	Shuo Fan
Seizure Lifting Business No.	2018121302104			20190227003347

Seizure Lifting Agency				
Seizure Lifting File				
Seizure Lifting File No.	DaGong(Jing) FengTongZi (2016) No. DL2242010	(2015) SanZhongZhiZi No. 820		
Registration Time	2018-12-13			2019-02-27
Registrar	Shuo Fan			Shuo Fan
Notes	Property Owner: Beijing Pangu Investment Co., Ltd. Property Ownership Certificate (POC) No.: X Jing POC ChaoZi No. 1247244		Property Owner: Beijing Pangu Investment Co., Ltd. Property Ownership Certificate Numbers.: X Jing POC ChaoZi No. 1122115, X Jing POC ChaoZi No. 1288089, X Jing POC ChaoZi No. 1249037, X Jing POC ChaoZi No. 1249029, X Jing POC ChaoZi No. 1247244	

Seizure Registration Information

Property Unit No.: 110105009001GB00063F00010196

Business No. Description	20190202002045	20190227003347		
Seizure Authority	People's Court of Pinggu District, Beijing	Intermediate People's Court of Dalian, Liaoning Province		
Seizure Type	Registration of Judicial Seizure Creation	Extension of Judicial Seizure		
Seizure File				
Seizure File No.	(2019) Jing 0117 Zhi No. 104, 107 and 110	(2018) Liao 02 Zhi No. 1438		
Seizure Period	From February 2, 2019 To February 1, 2022	From February 27, 2019 To February 26, 2022		
Seizure Scope	245 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District under the name of Beijing Pangu Investment Co., Ltd. are on the waiting list for seizure (see the physical objects for details)	189 houses in Building 3, Compound 27, North 4th Ring Middle Road, Chaoyang District, Beijing and 54 houses in Building 5, Compound 27, North 4th Ring Middle Road under the name of Beijing Pangu Investment Co., Ltd. will continue to be on the waiting list for seizure. Buildings 1, 2 and 4, Compound 27, North 4th Ring Middle Road, Chaoyang District		
Registration Time	02-02-2019	02-27-2019		
Registrar	Qiyang Liu	Shuo Fan		
Seizure Lifting Business No.				
Seizure Lifting Agency				

Seizure Lifting File				
Seizure Lifting File No.				
Registration Time				
Registrar				
Notes		Room 2101 of Unit 6, Rooms 801, 901, 1001, and 1101 of Unit 7, Room 1001 of Unit 8 and Room 2001 of Unit 9 in Building 3; Rooms 106, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 307 and 308 of Building 3; and Basement 05 of Building 3 were seized first, and the remaining [rooms] are on the waiting list for seizure. The seizure was conducted by the Intermediate People's Court of Dalian, Liaoning Province following Dalian Municipal Public Security Bureau		

[stamp:] [text cut off]

City of Alhambra, State of California, County of Los Angeles

I, Samuel Chong, am a linguist hired by TransPerfect, a translation services that operates under both ISO 9001:2008 and EN 15038:2006 certification. I have been speaking Chinese for over 30 years. I am a recipient of California state court interpreter certification. I have studied Chinese translation for 10 years.

The following document is, to the best of my knowledge and belief a true and accurate translation from Chinese into English:

Beijing Land Records

TransPerfect Translations, Inc., a translation organization with over 90 offices on six continents, is a leader in professional translations. TransPerfect Translations, Inc. has over twenty years experience translating into the above language pair, its work being accepted by business organizations, governmental authorities and courts throughout the United States and internationally.

TransPerfect Translations, Inc. affirms that the provided translation was produced in according to our ISO 9001:2015 and ISO 17100:2015 certified quality management system, and also that the agents responsible for said translation(s) are qualified to translate and review documents for the above language pair, and are not a relation to any of the parties named in the source document(s).

Sworn to before me this
Wednesday, February 05, 2020



Samuel Chong, Translator



Signature, Notary Public



Stamp, Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California County of Los Angeles) ss.
On 2/5/2020 before me, Li Li, Notary Public,
personally appeared Samuel Chong

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.